



- Waterfront Apartment
- Chain Free Sale
- Two Bedrooms
- Two En-Suites
- Open Plan Living/Kitchen Space
- Garage and Covered Parking
- Garden Terrace
- Incredible Views

3 The Oyster Catchers, St Johns Road, Wivenhoe, Colchester, Essex. CO7 9FH.

A beautiful and incredible home sitting directly on the riverfront with a private garden terrace wrapping around the accommodation giving amazing views over the river and across to Rowhedge. Idyllically situated for manline station access with links to London Liverpool Street in just over the hour, Wivenhoe's excellent array of pubs, shops and restaurants, waterside walks and nautical adventures. Highlights include two bedrooms, two en-suites, generous lounge/kitchen/diner, french doors to garden terrace, Private riverfront garden, garage, undercroft parking space and beautifully presented contemporary accommodation throughout. Offered Chain Free, please call for details.



Property Details.

All accommodation on ground floor

Communal Entrance

Accessed via secure entry system with doors and stairs to apartments, private entrance door leads to.

Entrance Hall

With Oak flooring, open to lounge/kitchen/diner, utility cupboard, and bedroom two.

Lounge/Kitchen/Diner



31' 0" x 15' 9" (9.45m x 4.80m) An incredible space with two sets of french doors open to garden terrace and offering wonderful riverfront views, oak flooring, inset lighting, feature display wall with lighting, ample space for dining and lounge furniture. The kitchen was commissioned by Nicholas Anthony and offers practical and aesthetically wonderful space, with a range of units and drawers, stone worktops, undermounted twin sinks and five ring gas hob, pop up down-draft extractor, pop up power socket, NEFF oven, NEFF combi oven, NEFF warming drawer, integrated cooling drawer, matching eye level and wall storage units, Fisher & Paykel fridge/freezer.

Bedroom One



15' 8" x 12' 3" (4.78m x 3.73m) With french doors to garden terrace and riverfront, oak flooring, radiator, a range of fitted wardrobes, inset lighting, door to en-suite.

En-Suite



A fully tiled room with walk in shower, wall hung wash hand basin, close coupled WC, heated towel rail, underfloor heating.

Property Details.

Bedroom Two



15' 1" x 11' 2" (4.60m x 3.40m) Window to side, oak flooring, radiator, fitted wardrobes, door to en-suite.

En-Suite



Double shower, large pull out storage unit, close coupled WC, pedestal wash hand basin, tiled wall and splashback, heated towel rail, underfloor heating.

Outside

Garden Terrace



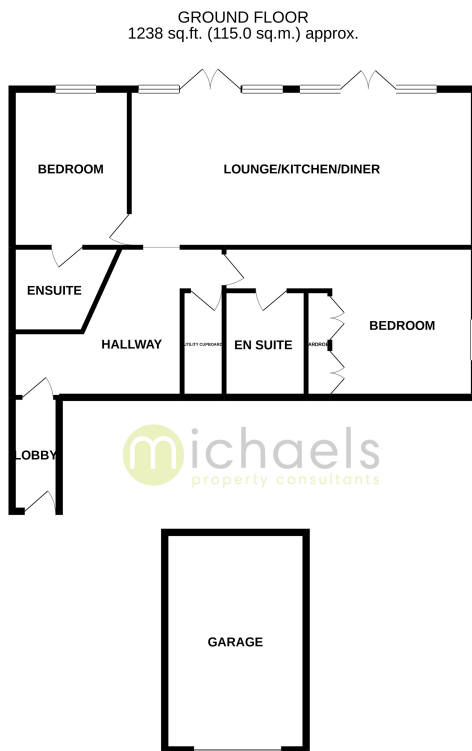
Wrapping around the apartment and enclosed by railing, block paved, a good variety of plants and shrubs, watering system, incredible views over the river.

Garage and Parking

Garage is found adjacent to the property whilst the parking space is found undercroft at the property.

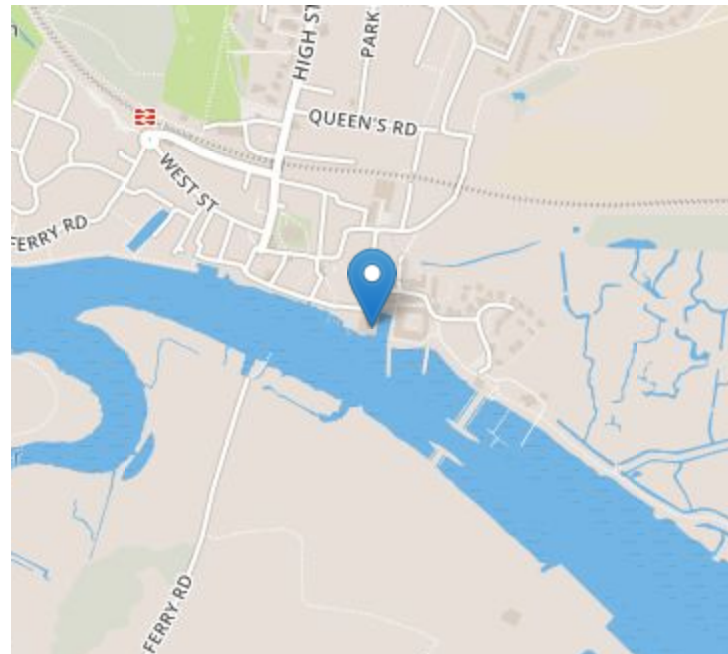
Property Details.

Floorplans



TOTAL FLOOR AREA: 1238sq ft. (115.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.